

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - June 18, 1969

Appeal No. 10063 James C. Dulin, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of June 24, 1969.

EFFECTIVE DATE OF ORDER - April 30, 1970

ORDERED:

That the appeal for variance from the use provisions of the R-5-D District to permit extension of SP office use for non-profit organizations, doctors and dentists, on basement and first floor levels with all other floors devoted to residential use at 1718 P Street, NW., Lot 111, Square 157, be conditionally granted as amended.

FINDINGS OF FACT:

1. The subject property is located in the SP and in the R-5-D District.
2. The rear and south of the lot is zoned SP and the north and street frontage is zoned R-5-D.
3. Appellant requests permission to locate SP offices for a non-profit organization and professional persons in the R-5-D portion of the existing building.
4. It is proposed to locate all SP office use on the terrace level and lobby floor of the building.
5. The intent is to consolidate the commercial uses to the terrace level and first floor rather than extend the use to a portion of each of nine floors.
6. Appellant amends this appeal to read "Dulin Realty Co., Inc." to request a waiver of one parking space or in the alternative, to provide attendant parking, and to eliminate the request for offices for doctors and dentists.
7. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.


Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

- (a) This appeal is amended to read "Dulin Realty Co., Inc.", to request waiver of one off-street parking space, and to eliminate the request for offices for doctors and dentists.
- (b) This appeal is granted with regard to the terrace and basement level only and applies to the original 4,600 square feet requested for office use but does not apply to the apartment units located at the terrace or basement level.
- (c) Permission to establish offices on the first floor is denied.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.